

North Smithfield

Redevelopment Agency

Monday April 8, 2013

Present: John Gibbons, Michael Rapko, Robert Nault, Jay Freitas, Scott Gibbs, Paul Leclerc

Call to Order

The meeting was called to order at 6:00 pm

Review and Approval of Minutes, March 9, 2013

Scott Gibbs referenced the minutes from the all-boards and commissions workshop held at the North Smithfield High School on March 9, 2013. Gibbs stated that the Town Council has approved the minutes and therefore does not require approval by the Agency. Gibbs stated that the approved minutes have been posted on the Secretary of State's website.

Discussion, Consideration and Action Relative to Branch Village Sewer Improvements

Gibbs referenced documents prepared by Geremia & Associates outlining various options for sewer improvements in the District. Gibbs stated that the Town Council is holding a meeting on April 15th to discuss District sewer improvements, and the Sewer Commission is meeting on April 30th to discuss same.

Michael Rapko raised concerns about how the Town was planning to fund the sewer improvements and precedence that this could set for other areas in the town. Rapko also referenced a recent Woonsocket Call article that indicated the prospect for an \$850,000 sewer assessment from the Woonsocket Waste Water Treatment Facility relating to odor control.

Gibbs recommended Agency members attend the Town Council and Sewer Commission meetings to stay informed.

Discussion, Consideration and Action Relative to Proposed Zoning Map Amendment

Gibbs explained that the proposed amendment to the zoning map designates the former Tupperware facility as an MU1 zone. As explained by Gibbs, Bob Erickson argued that the Tupperware property should be zoned MU2, which Gibbs argued is appropriate. Rapko presented the draft zoning map amendment confirming that the MUI zone will apply to the Tupperware facility.

Discussion, Consideration and Action Relative to Branch Village Market Study

Gibbs provided background information regarding suggestions that a market study be conducted for the District. Bob Nault referenced a previous market study conducted for the Rte 146 corridor arguing that this study may be sufficient for affirming market opportunities. Gibbs explained that the existence of a market study might assist when responding to requirements of public and private funding sources.

Nault stated that there was a need to rebrand the District and the Town given the Town's anti-business image. There was a consensus among the Agency members that progress has to be demonstrated in improving the Town's business climate and advancing the District vision, and this progress has to be continuously communicated to the public. Gibbs stated that a robust digital and social media platform is key to this strategic messaging and education need.

General Discussion

There was discussion regarding activities in the Branch Industrial Park. It was agreed that continuous discussions have to occur with the property owner and that there is a need for the property owner to make definitive progress in advancing the development of the Branch Industrial Park property in support of Town investment plans.

The meeting was adjourned at 6:55 pm

Respectfully submitted

Scott A Gibbs